

REQUEST FOR COUNCIL ACTION

MEETING
07-07-03

149-

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-6
ITEM DESCRIPTION: Final Plat #03-21 to be known as Stonehedge Townhomes Second CIC #231 by Countryside Builders & Real Estate. The Applicant is proposing to re-subdivide Lots 1 through 29, Block 1 Stonehedge Townhomes CIC #202 into 29 lots. The property is being replatted to allow decks to be built on the dwellings. The property is located north of East Circle Drive and along the west side of Stonehedge Drive NE.		PREPARED BY: Theresa Fogarty, Planner

July 1, 2003

Staff Recommendation:

Staff would recommend approval subject to the following conditions:

1. Any private roadways less than 36 feet in width shall be posted "No Parking" along one side of the roadway and any roadways less than 28 feet in width shall be posted "No Parking" along both sides of the roadway.
2. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the June 25, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
3. Parkland Dedication for this CIC was met via the July 15, 200 approval of CIC 202. Dedication of parkland to be in the form of land dedication with dedication to be met by future dedication of neighborhood park identified on the GDP. Dedication to occur when the park site is accessed via public street or the Park Department wishes to begin development of the site. No additional dedication required of this plat.

Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.

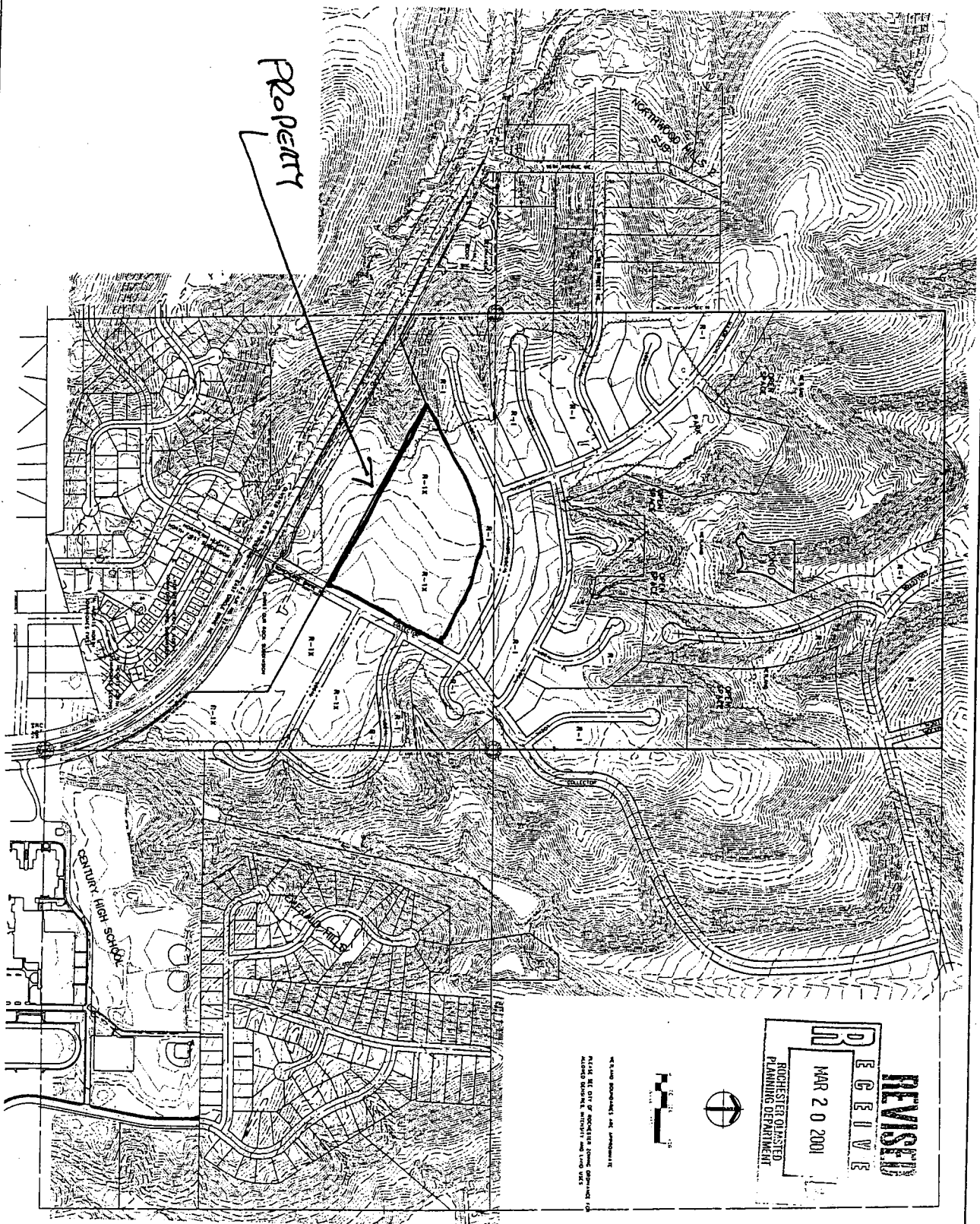
Attachment:

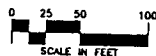
1. Staff Report, dated July 1, 2003

Distribution:

1. City Attorney
2. Planning Department File
3. Yaggy Colby Associates
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, July 7, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____





STONEHEDGE
ESTATES
SUBDIVISION
6

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS
Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



**ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS**

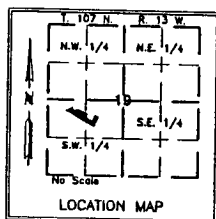
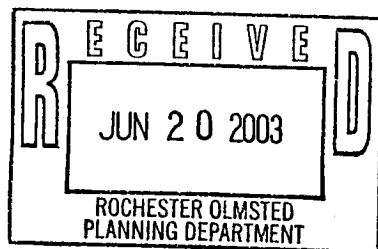
**717 THIRD AVENUE SUITE 300
BOSTON, MASSACHUSETTS 02101**
508-266-4100
FAX 508-786-8000
WWW.WOOLBACH.COM

STONEHEDGE

TOWNHOMES

CIC NO 202

OUTLOT "A"



UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

A utility easement is dedicated over all of Lot 29.

- CONTROLLED ACCESS

STONEHEDGE TOWNHOMES SECOND, CIC NO. 231

SHEET NO. 2 OF 2

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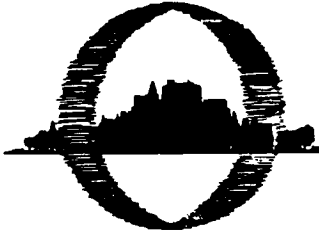
Final Plat #03-21
 Stonehedge Townhomes 2 CIC #231
 1,200' Notification Distance
 Ward 5 Nowicki
 06/24/03

Century High School

Final Plat #03-21
Stonehedge Townhomes 2 CIC #231
1,200' Notification Distance
Ward 5 Nowicki
06/24/03

Century
High School

~~COUNTY~~

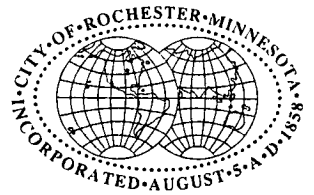


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



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TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: July 1, 2003

RE: Final Plat #03-21 to be known as Stonehedge Townhomes Second CIC 231 by Countryside Builders & Real Estate. The Applicant is proposing to re-subdivide Lots 1 through 29, Block 1 Stonehedge Townhomes CIC 202 into 29 lots. The property is being replatted to allow decks to be built on the dwellings. The property is located north of East Circle Drive and along the west side of Stonehedge Drive NE.

Planning Department Review:

Applicant/Owner: Tammy Sternberg
Countryside Builders
P.O. Box 776
Byron, MN 55920

Surveyors/Engineers: Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments: Rochester Fire Department
Rochester Park & Recreation Department
Planning Department – GIS Division

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. Stonehedge Estates General Development Plan

Development Review:

Location of Property: The property is located north of East Circle Drive and along the west side of Stonehedge Drive NE.

Zoning: The property is currently zoned R-1x (Mixed Single Family Extra) district on the City of Rochester Zoning Map.

Proposed Development: This development consists of re-subdividing Lots 1 through 29, Block 1 Stonehedge Townhomes CIC 202 into 29 lots.



Roadways:

There are no new roadways being dedicated with this Plat. The property has access to Stonehedge Drive NE. The roadways serving the townhomes will be private.

Any roadways less than 36 feet in width shall be posted "No Parking: along one side of the roadway. Any roadways less than 28 feet shall be posted "No Parking: along both sides of the roadway.

Pedestrian Facilities:

In accordance with current City policy Pedestrian Facilities and the A Development Agreement has been executed for this property which addresses the requirements of pedestrian facilities.

Drainage:

The Grading and Drainage Plans have been approved for CIC 202.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. Based on the Soil Survey, no hydric soils exist on the site.

Public Utilities:

Final utility construction plans have been approved for CIC 202.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 35 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

Dedication for this CIC was met via July 15, 2002 approval of CIC 202.

Dedication to be in the form of land dedication with dedication to be met by future dedication of neighborhood park identified on the General Development Plan. Dedication to occur when the park site is accessed via public street or the Park Department wishes to begin development of the site.

No additional dedication required of this plat.

General Development Plan:

This proposed plat is consistent with the approved Stonehedge Estates General Development Plan.

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Preliminary Plat:

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

Planning Staff Review and Recommendation:

A Development Agreement has been executed for this property. The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

1. ***Any private roadways less than 36 feet in width shall be posted "No Parking" along one side of the roadway and any roadways less than 28 feet in width shall be posted "No Parking" along both sides of the roadway.***
2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the June 25, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
3. ***Parkland Dedication for this CIC was met via the July 15, 200 approval of CIC 202. Dedication of parkland to be in the form of land dedication with dedication to be met by future dedication of neighborhood park identified on the GDP. Dedication to occur when the park site is accessed via public street or the Park Department wishes to begin development of the site. No additional dedication required of this plat.***

NOTE: The terms of the Development Agreement previously executed for Final Plat CIC 202 still apply to this Final Plat Stonehedge Townhomes Second CIC #231.



ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: June 25, 2003
TO: Jennifer Garness
Planning
RE: Stonehedge Townhomes 2nd CIC #231
Final Plat #03-21

Dedication for this CIC was met via the July 15, 2002 approval of CIC 202.

Dedication to be in the form of land dedication with dedication to be met by future dedication of neighborhood park identified on GDP. Dedication to occur when the park site is accessed via public street or the Park Department wishes to begin development of the site.

No additional dedication required of this plat.

Applicant:
Countryside Builders
P O Box 776
Byron, MN 55920



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: June 25, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher – Fire Protection Specialist

SUBJ: Final Plat #03-21 to be known as Stonehedge Townhomes Second CIC 231 by Countryside Builders & Real Estate. The applicant is proposing to re-subdivide Lots 1 through 29, Block 1 Stonehedge Townhomes CIC 202 into 29 lots. The property is being replatting to allow decks to be built on the dwellings.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - Streets less than 36 feet in width shall be posted "No Parking" along one side of the street.
 - Streets less than 28 feet in width shall be posted "No Parking" along both sides of the street.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Tammy Sternberg – Countryside Builders – PO Box 776 – Byron, MN 55920
Yaggy Colby Assoc – 717 3rd Ave SE – Rochester, MN 55904

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Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: June 25, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Wade Dumond

RE: **STONEHEDGE TOWNHOMES SECOND
COMMON INTEREST COMMUNITY #231
FINAL PLAT**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$560.00 (28 LOTS/ADDRESSES)

GIS IMPACT FEE: \$345.00 (29 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **STONEHEDGE TWONHOMES SECOND CIC #231** the GIS / Addressing staff has found no issues to bring forth at this time.